



**TRINITY CITY PLANNING & ZONING BOARD
MEETING
Tuesday, June 27, 2006
7:00 pm**

The Trinity Planning Board held their June 27, 2006 Regular Planning and Zoning Board Meeting at Trinity Memorial United Methodist Church, 7140 NC Highway 62, Trinity. A quorum was present.

PLANNING BOARD MEMBERS PRESENT: Chairman, Robbie Sikes; Planning Members, David Albertson, Linda Gantt, Vernel Gibson, Buddy Maness, Scott Norman and Melvin Patterson.

PLANNING BOARD MEMBERS ABSENT: Member, J.R. Ewings

OTHERS PRESENT: Mayor, Fran Andrews; City Manager, Ann Bailie, Planning/Zoning Administrator/ Code Enforcement Officer, Adam Stumb; and City Clerk/FO Debbie Hinson, and members of the audience.

ITEM 1. Call to Order

Chairman Sikes called the June 27, 2006 Meeting to order at 7:05 p.m. and welcomed those in attendance.

ITEM 2. Pledge of Allegiance

Chairman Sikes led the Pledge of Allegiance.

ITEM 3. Invocation

Planning Board member Gibson gave the invocation.

ITEM 4. Approval of Minutes

May 23, 2006

Chairman Sikes called for any changes or corrections to the May 23, 2006 Minutes.

Planning Member Maness made a motion to approve the minutes as written, seconded by Planning member Albertson and approved unanimously by all Planning members present.

ITEM 5. Public Comments Section

None

New Business

ITEM 6. Rezoning Request #Z06-05CZ – Public Hearing

a. Sketch Plan Review, Hadley Park

Mr. Stumb advised members this request was made by K. Hovnanian Homes to rezone 94.37 acres located along Finch Farm and Welborn Roads from RA (Residential Agriculture) to RM (Residential Mixed) Conditional Zoning. Properties to the south and east of this property is zoned R-40. The lots in Steeplegate are 40,000 square feet in size. The property to the east of this development is Sherwood Forest where lot sizes range from 20,000 to 40,000 square feet. Just north of the proposed property is Highway Commercial and just below that is zoned Highway Commercial Community Shopping. North of Interstate 85 at the corner of Highway 62 is zoned Highway Commercial.

The main difference between these 2 districts is the allowed density. The minimum lot size for the RA Zoning District is 2.5 acres. The proposed RM zoning allows 3 units per acre with a minimum lot size of

12,000 square feet. The uses are similar in that single family residential is the main use. There are some semi-public uses allowed in both districts such as a churches, schools, and golf courses. With RM Conditional Zoning the uses for this zoning district have been limited for single family residential, pools, accessory uses such as small out buildings and sheds, and town homes as a Special Use in this district. Sewer was made available for this property as a part of Phase 1 collecting in the pump station just north of Steeplegate Subdivision. Mr. Stumb discussed the road and traffic issues in the area and advised members the Finch Farm Road Area has been identified by the High Point MPO Transportation Plan to be widened to 4 lanes but not until 2020. Also there is no TIP number that the state uses to track projects throughout the state. When the project has not been given a number it means that project is sitting on the back burner. If this area were to be developed the minimum that will be required for this development will be two (2) turning lanes. One (1) will be a right in turn lane for residents traveling south on Finch Farm turning into the development and one (1) will be a center lane or left only lane for residents traveling north on Finch Farm to turn into the development. There have been conversations with DOT concerning the possibility of aligning the entrance of the proposed development with Welborn Road and the traffic signals located there just south of the Exxon Service Station. The advantages of this would allow a better flow of traffic in and out of this development. The one problem that may be encountered with that is that it brings in another property owner and would require the developer to require the needed right of way to construct the entrance to align with the traffic signals.

There is a creek that divides the property into 2 halves. Along with this creek there is a flood plain located on the property as well as one (1) existing pond. As shown on the site plan no development will take place in the flood plain per our Ordinance as well as the State Ordinance.

Mr. Stumb discussed other developments that had been rezoned in this area. These consist of Colonial Village that is in the development stage, just west of the Colonial Heights Subdivision is approximately 60 to 70 acres that has been zoned to the R-12 Zoning District and to the east of this is approximately 150 acres know as the Collett Farm/62 rezoning to allow residential development.

The site plan shows approximately 152 single family units and in the north east corner of the property approximately 120 town home units made up of 2 and 3 units to a building.

After the conclusion of Mr. Stumb's briefing, Chairman Sikes asked that the applicant give their presentation at this point.

Kevin Muldowny, 4310 Regency Drive, High Point, NC 27265- Mr. Muldowny advised members he was the land acquisition manager for K. Hovnanian Homes. Mr. Muldowny advised members that he, and the civil engineer as well as the traffic engineer were here to answer any questions.

Speaking in Favor of the Request

None

Speaking Against the Request

The following persons spoke against this request:

Edna Mosley, 7214 Chapsworth Drive: Ms. Mosley suggested this not be approved and discussed her feelings on how she felt this would cause her home value to decrease. She also discussed the increase in traffic as well as the noise and the appearance of the development.

Beth Earnst, 7511 Foxchase Drive: Ms. Earnst advised members she was opposed to mixed residential development due to the impact on the value of the homes in the Steeplegate Subdivision, the tie in into the Steeplegate subdivision because of the increased traffic, potential vandalism, and security. Ms. Earnst discussed the Homeowners Association responsibilities for the street lights and landscaping in the Steeplegate neighborhood. If this plan is approved we would have no control of the covenants of the Hadley Park neighborhood, however they would have free access to move through the Steeplegate neighborhood. Positioning Hadley Park near the intersection of Finch Farm and Welborn Road also drives the necessity to connect into Steeplegate. This corridor will be impacted by congestion of approximately 300 homes. She also discussed the resources needed to provide protection to the residents that the City served today and whether the City would be able to provide services with the increase of homes and residents.

John Maddocks, 3863 Fox Meadow Road, Trinity: Mr. Maddocks advised members that he had concerns with the development as proposed. It was his feelings that the developer should connect at the interchange signal located at Finch Farm and Welborn Road to prevent the creation of a massive traffic

problem. It was his suggestion that this proposed rezoning be tabled until such time as the developer, the adjacent property owner and DOT can get together to negotiate appropriate access at the existing traffic signal so that we avoid the problem of additional traffic.

Currin Crawford, 3621 Steeplegate Drive, Trinity: Mr. discussed his concerns with connections into the Steeplegate Neighborhood concerning the amount of traffic generated to double the current flow that already has access to these streets. He also discussed his concerns about the street designs and their ability to handle the increase in traffic as well as the timing of the traffic study. It was his feelings that the traffic studies should have taken place during school times.

Jerry McBride, 6956 Bridlewood Drive, Trinity- Ms. McBride advised members she was the second house on the first entrance and discussed the current amount of traffic that passed her house. She was concerned with the connecting roads and the increased traffic that would add to the already congested traffic in this area. Her other concern was the development of the townhomes and the possibility of these homes being purchased and turned into rental units.

Tyler Ernst, 7511 Foxchase – Mr. Ernst discussed the duplex and townhomes that would front Finch Farm Road instead of being in the back of the development. It was his opinion that this would decrease property values.

Cindy Gaddis, 7352 Chapsworth Drive- Ms. discussed the new growth that was just beginning and taking place within a 2 mile radius of her neighborhood. She discussed her concerns about the overcrowding in schools, and safety issues.

Richard McNabb, 7218 Chapsworth- Mr. McNabb advised members that his property adjoined this proposed development. He discussed the new developments coming into this area that brought increased traffic issues and the impact on the sewer allotment. Mr. McNabb discussed the need for the Overlay Plan that had not been approved and the need to identify where the City wanted commercial growth and asked members to consider the entire ramification that this development would have on resident's property.

At this time there was discussion between Chairman Sikes and Mr. McNabb concerning any suggestions that Mr. McNabb may have for this property. Mr. McNabb stated it was his feelings that residents were concerned about the density allowed for this type of development. He discussed the density of this development in comparison with Steeplegate and advised members that he moved to this neighborhood to get away from higher density development and to achieve a rural and country setting. There was further discussion between Chairman Sikes and Mr. McNabb concerning the traffic congestion currently in this neighborhood. Mr. McNabb discussed the increased noise that would be generated in a neighborhood such as the one proposed and the fact that children would have no play area. He also discussed the importance to develop the adjoining property in a like manner to what was currently located there. It was his opinion the majority of the residents in Trinity did not want this type of development and would like to keep the area somewhat rural.

Ed McAdam, 7182 Hunters Club Drive, Trinity: Mr. McAdam advised members that he was a teacher and coach at Trinity and had lived here for 5 years after moving from the Old Emerywood Development in High Point to come to a more rural community. He discussed the type of development that was currently proposed and asked members to consider the quality of life that currently existed in Trinity with the rural settings. It was his feeling that this property should be developed in a like manner to the adjoining neighborhood and not as proposed. It was his opinion that if the City allowed this development as proposed it would be a disservice to the residents of Trinity and the City.

Kelly Patterson, 7401 Foxchase, Trinity: Ms. Patterson advised members that she moved to Steeplegate from Emerywood Forest in December. She discussed her childhood and the fact that she grew up in Trinity and moved back here because she wanted her children to grow up in the same atmosphere as she did. It was her opinion that if this property were going to be developed it should be in a like manner to her neighborhood. She was concerned with the increased traffic and noise and did not feel this was development was good for the City or her neighborhood.

Josh Eanes 7314 Citation Drive, Trinity: Mr. Eanes advised members that he moved to Steeplegate in April and that he chose this neighborhood because it was single family residence and where he wanted his children to grow up and would not have chosen the Steeplegate neighborhood if he had known that there would be townhomes in his neighborhood. He advised members that he was opposed to the zoning change because of the density and the fact that this proposed development would contain townhomes and possibly apartments as well as the generated increase in traffic by his calculations of approximately 1,020 cars.

Jim Cowen, Trinity: Mr. Cowen discussed his prior experience as a Rowan County Commissioner in this type of request. He discussed his concerns with the density of the proposed development as well as the

connection to the Steeplegate neighborhood. It was his opinion that this proposed development was not in the best interest of Trinity.

Bret Patterson, 7401 Foxchase, Trinity: Mr. Patterson discussed his concerns about the increased traffic that would be generated from possible location of a new high school just down the road from him as well as the proposed development.

Audience Member: This resident stated that he felt this proposed development was too dense for this area and would like to see development in this area of some upper end Conditional Zoning Commercial business located here that would provide some shopping for the residents.

Chairman Sikes closed the Public Hearing for comments and opened the Rebuttal Portion of the Public Hearing.

Rebuttal For the Request

Kevin Muldowny, 4310 Regency Drive, High Point, NC 27265: Mr. Muldowney agreed that Trinity was in a difficult situation just as other communities they had come into because you are a small town and growth is on the way. You want growth but it has to be good growth. There were very good points made tonight concerning the traffic increase, the connections of which I have had conversation with the staff about limiting the connections. I am not an appraiser, therefore I do not know if property values will increase, decrease, or stay the same. We want to work with the Planning Board, City Council, staff, and the community as much as we possibly can.

Rebuttal Against the Request

None

At this time Chairman Sikes closed the rebuttal portion and called for staff recommendation.

Staff Recommendation

This rezoning request is Conditional Rezoning to the RM Zoning District. There are 2 separate conditions, one (1) generated by the developer or applicant, and 2 conditions generated by staff. When this request moves forward to City Council there is the possibility that more conditions will be added by the Planning Board.

Condition 1: (Developer Generated)

The developer requested a 20 foot buffer along the southern border of this development.

Staff Recommendations and Conditions

1. *Allowable uses limited to single family residential, swimming pool that may be part of the townhouse development, accessories uses such as a small outbuilding, and townhouse development as a Special Use. This Special Use will require the developer to present a site plan of the townhomes to the Planning Board and City Council and request a Special Use Permit prior to the development of the townhomes.*
2. *Existing City street Canter Drive be connected to the proposed street on the far east side of the subdivision and that the proposed street located to the middle of the subdivision be paved to the property line to be later connected to Steeplegate Drive.*

Mr. Stumb discussed the following options presented to the Planning Board.

1. **Recommend approval with conditions. This could be the same conditions listed, or additional conditions from the board members.**
2. **Recommend denial of the request.**
3. **Table this request until the July 25, 2006 Planning/Zoning Board Meeting. Advise staff and the developer of concerns and conditions that you would like the explored prior to this date.**

There was discussion between Mr. Stumb and Board members concerning consideration for the increased capacity to the pump station, increase in the number of students in the schools, length of distance from the traffic signal to the proposed turning lanes, purchase of rights of ways or other costs to connect the two developments as well as the number of townhomes and single family residence homes as indicated on the agenda.

Mr. Stumb advised members that staff mailed letters to the fire department, sheriff department, NCDOT, Davidson Water, and others that would provide services to the City. We also sent a letter to the School Board; however the superintendent has not had time to respond. They will either attend the City Council Meeting or present a letter with their concerns. I believe they are concerned with overcrowding with additional homes being added. When the engineer designed Phase 1 he built in extra capacity to handle development here and north of the Interstate as well. There would not be any upgrades needed for the pump station because of this development. Mr. Stumb advised members there was approximately 300 feet from the traffic signals to the proposed turning lanes.

Mr. Stumb discussed the right of way that was questioned earlier advising members that this item was still being investigated. He advised members it was his understanding that the right of way was given when the development was built. This is prior to the City of Trinity's incorporation. The right of way was given to the County or NCDOT and was never paved. The main question remains is when the City assumed maintenance of the streets in Steeplegate if they also assumed this right of way.

Mr. Gary Loflin (developer of Steeplegate) advised members that NCDOT required that a stub out be made into Kyle Petty's property to the left. I have no interest in the property to the right that is proposed for development. NCDOT required 2 stub outs into that property. I instructed my attorney to give to the Homeowners Association any rights that I have to that property. The homeowners have no rights to this property.

There was further discussion concerning the city's responsibility and costs to connect this portion of the street to Hadley Park. Manager Bailie advised members that if it was the city's intentions to pave this portion of the street then the city would contract with someone to pave the street.

Mr. Stumb advised members that there was a mistake concerning the numbers listed for townhomes. There are 152 single family units and 120 townhomes.

There was discussion between Chairman Sikes and Mr. Muldowney concerning a projection of all brick homes in this development. Mr. Muldowney advised members that to have all brick homes would increase the cost approximately 8%. Our current proposal is that the cost of the townhomes will be approximately \$210,000.00. We offer 2 different series in the single family homes. The Carolina Series will start around \$250,000.00 to \$260,000.00 with options to upgrade. Our Providence Collection will start at \$350,000.00.

There was further conversation concerning the possibility of all brick buildings to blend with the existing neighborhood. Mr. Muldowney advised members that his organization was market driven and would follow what ever the market dictated.

Chairman Sikes asked when Mr. Muldowney projected to continue his discussion with NCDOT concerning the change in location of the entrances. Mr. Muldowney discussed the signalized intersection. He advised members that he had spoken with Sam Whittington, assistant engineer with NCDOT and he mentioned to me that our group would have a requirement as shown on the sketch for a right turning lane and a left turning lane into our proposed community. However he did want us to explore the possibility of having our entrance at this intersection. I spoke with the owner of the Exxon Service Station and the property on which it is located as well as a home yesterday, and have plans to meet with him next week.

Mr. Muldowney addressed questions from members concerning the traffic count as well as the connection into the Steeplegate community. He advised members that his group could provide traffic counts that were taken during the school year instead of the traffic count taken by his group during the time discussed. The connection to the Steeplegate community is a requirement of the City and believed the rational behind this requirement was for better access for emergency medical services, and public services.

There was a brief discussion between members and Mr. Muldowney concerning any changes that might be incorporated into this plan. Mr. Muldowney advised members that with some possible minor adjustments this is our plan. We are subject to making it work if possible.

Chairman Sikes advised Mr. Muldowney that he respected the plan and the time that was spent on the plan, however it was his opinion that this was not the proper time for 3 homes per acre and that an all brick home would subside with the area greatly since you are requiring 2 more homes per acre. I understand that NCDOT also wants to talk with you. ***At this time, Chairman Sikes made a motion to deny this request, seconded by Planning Member Patterson and approved unanimously by all Planning Members present.***

ITEM 7. Comments from the Board

Member Gantt: Discussed the 768 homes already approved for development in Trinity all located in this area. It was her opinion that Trinity was not ready for this growth and discussed the increase in the number of students in the schools. It was her opinion this proposed development was not good for Trinity and felt this area should be commercial development to increase the tax base for the City.

Member Patterson: Agreed with Member Gantt's comments. It was his opinion that homes should not be located next to an Interstate and believed it would be more appropriate to use this property for commercial purposes.

Member Albertson: It was Member Albertson's opinion that the residents in Steeplegate would be back before this board again. He agreed with the commercial property being located along the Interstate, however, you can drive through Kernersville and see apartments in these locations.

Member Norman: It was his opinion that it was not rational to connect a curb and sidewalk development and to one that the residents had to walk in the street. This will increase traffic for the Steeplegate owners who do not have anywhere else to walk but on the streets. He discussed the 2 fire stations that were being built within 1 mile of this location and it was his opinion that the emergency services would have no problem locating the proposed development.

Member Maness: It was his opinion if this area were developed in the future with single family residence that it be compare to the Steeplegate development in order to prevent possible devaluation of resident's property in this neighborhood.

ITEM 8. Comments from Staff

None

ITEM 9. Adjourn

With no other business to discuss, ***Planning Member Patterson made a motion to adjourn the June 27, 2006 Regular Meeting of the Trinity Planning/Zoning Board, seconded by Planning Member Gantt, and approved unanimously by all Planning Members present.***

These minutes were approved by the City of Trinity Planning/Zoning Board at their Regularly Scheduled Meeting held on July 25, 2006 upon motion by Planning Member Norman, seconded by Planning Member Maness, and approved unanimously by all Planning members present.